

LAND INFORMATION MEMORANDUM

Pursuant to Section 44A of the Local Government Office and Meetings Act 1987



TE AWAMUTU





Land Information Memorandum

For property located at
4/3 McAndrew Street Kihikihi Te Awamutu 3800

LIM reference: LIM/0796/26
Application date: 23 July 2026

Applicant details

Applicant	Stuart Parker Holdings Limited
Client	
Postal address	PO Box 222 Te Awamutu 3840

About this LIM:

This Land Information Memorandum (**LIM**) has been prepared for the applicant for the purpose of section 44A to 44C of the Local Government Official Information and Meetings Act 1987 (**LGOIMA**).

The LIM includes information which must be included pursuant to section 44A to 44C of LGOIMA, or that the Council, at its discretion, considered appropriate to include. The information is also considered by the Council to be relevant and reliable.

This LIM does not include information relating to the land which is unknown to the Council and may not include information held by any other organisation which also hold land information (e.g. Waikato Regional Council and Waka Kotahi NZ Transport Agency).

The Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. The Council records also may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by the Council or other organisations. In addition, the applicant should check the Record of Title for the property as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together, and the LIM is valid as at the date of issue only.

The Council does not provide interpretation or advice on how to interpret or utilise this information. If this required, the applicant should seek appropriate and independent professional advice.

The Council records can be incomplete in some instances.



This LIM contains two parts:

- **Part 1** contains information required to be provided pursuant to sections 44A to 44C of the LGOIMA.
- **Part 2** contains Discretionary information that the Council considers may be of interest to any prospective purchaser of a site.

General

The cadastral information overlaid within this report is for indicative use only and is not intended for definitive legal, location, or formal reference purposes. Site-specific investigations and verification should always be undertaken.

For information/notes:

This LIM contains mapping, cadastral, data, and other information about the site that has been drawn from various sources. Because of the nature of this information, its accuracy, precision, and completeness, will vary. The recipient of this LIM is advised to undertake further investigations and seek expert advice in terms of the applicability and accuracy of the information as it relates to the site.

Where information is sourced from the Waikato Regional Hazards Portal or from the Regional Council's Land Use Information Register of Potentially Contaminated Sites, the recipient of this LIM should be aware that these sources of information are subject to Terms of Use which in turn reference limitations of accuracy, disclaimers, and warnings in relation to this information.

LIM/0796/26



Aerial Photography



High-resolution imagery for Cambridge, Hautapu, Kakepuku, Karapiro, Kihikihi, Mystery Creek, Ohauupo, Te Awamutu, Te Miro, Tokanui flown 17 February 2021;
 Puhue, Wharepapa South flown 14 February 2021;
 Kaniwhaniwha, Ngahinapouri, Pirongia, Te Pahu flown 31 January 2021.
 Medium-resolution imagery for other rural areas and settlements flown March 2022 and for and some selected urban settlements flown March 2023.
 Aerial photography has an accuracy of $\pm 0.1\text{m}$ in high-resolution imagery and $\pm 0.5\text{m}$ in medium-resolution imagery.
 Position of property boundaries is INDICATIVE only and must not be used for legal purposes.
 Imagery sourced from LandPro Ltd. and NZ Aerial Surveys Ltd.

Friday 31 July 2026

Disclaimer:
 Because of the nature of the data, accuracy varies and the data should be regarded as indicative only in relation to the site subject to this LIM. Before relying on this information, further research and a site investigation should always be undertaken.

PART 1

1a Site details	
Owner	Stuart Parker Holdings Limited
Property address	4/3 McAndrew Street Kihikihi Te Awamutu 3800
Legal description	LOT 4 DP 532892
Area	0.0544 ha
Record of title	Attached

1b Valuation details	
Valuation assessment number	04552/709.04
Date of valuation	1 August 2025
Land value	\$280000
Value of improvements	\$520000
Capital value	\$800000

1c Rating details	
Rates struck for year 2026 to 2027	\$4451.34
Balance of account	\$4451.34
Next instalment due date	21 August 2026
Penalty date	28 August 2026

Note:

- Section 43 (3) of the Local Government (Rating) Act 2002 states that the *"The rates are not affected by a change in the rateable value or factors of a rating unit during the financial year in which the rates are set."*
- The Balance of Account is at the date of this LIM and must not be relied on for settlement purposes as payments may have been received and/or additional charges imposed;
- The rates are a charge on the land pursuant to Section 59 of the Local Government Rating Act 2002. Any rates outstanding after Council receives a Notice of Sale pursuant to Section 31 of the Local Government Rating Act 2002, become the responsibility of the new owner.

LIM/0796/26

Emtel Title Preview

Information as at Sunday 19th July 2026

RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD



Search Copy

Identifier 873705
Land Registration District South Auckland
Date Issued 07 December 2019

Prior References

[SA11B/577](#)

Estate	Fee Simple
Area	544 square metres
Legal Description	Lot 4 Deposited Plan 532892

Registered Owners

[Stuart Parker Holdings Limited](#)

Interests

11365099.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.12.2019 at 1:59 pm
Appurtenant hereto is a right of way, a right to convey water, gas, electricity and telecommunications and a right to drain water and sewage created by Easement Instrument 11365099.3 - 6.12.2019 at 1:59 pm
Some of the easements created by Easement Instrument 11365099.3 are subject to Section 243 (a) Resource Management Act 1991 (See DP 532892)
Subject to a right (in gross) to convey water over part marked L on DP 532892 in favour of Waipa District Council created by Easement Instrument 11365099.4 - 6.12.2019 at 1:59 pm
The easements created by Easement Instrument 11365099.4 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey telecommunications over part marked P on DP 532892 in favour of Chorus New Zealand Limited created by Easement Instrument 11365099.6 - 6.12.2019 at 1:59 pm
Subject to a right (in gross) to convey electricity over part marked P on DP 532892 in favour of Waipa Networks Limited created by Easement Instrument 11365099.7 - 6.12.2019 at 1:59 pm
Land Covenant in Covenant Instrument 11365099.8 - 6.12.2019 at 1:59 pm

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The information provided on this report forms a guideline only. As a result, Emtel cannot and does not provide any warranties or assurances of any kind in relation to the accuracy of the information provided through this report, the Site and Service. Emtel will not be liable for any claims in relation to the content of this report, the site and this service. You should independently verify the accuracy of any information before taking any action in reliance upon it.

This report is not a substitute for a certificate of title. The data is updated every Sunday evening. At any time, the data may be superseded and may be up to six days old.

2a Consents or certificates affecting the land or any buildings on the land previously issued by the Council

This section includes details of:

- Any Building Permits issued pursuant to Council's Building Bylaw;
- Any Building Consents, Code of Compliance Certificates, Certificates of Acceptance and Public Use and exemptions issued pursuant to the Building Act 1991 and the Building Act 2004;
- Any Warrant of Fitness issued for buildings on the property pursuant to the Building Act 1991 and the Building Act 2004;
- Any buildings subject to the special provisions for earthquake-prone buildings under Subpart 6A of the Building Act 2004.
- See Natural Hazards section for details of any natural hazard notices issued pursuant to Section 641A of the Local Government Act 1974, Section 36(2) of the Building Act 1991, 434 of the Building Act 2004 or Section 73 of the Building Act 2004 or any notices issued under section 133BT of the Building Act 2004.

The following **Building Consents** have been issued pursuant to the Building Act 1991, or the Building Act 2004:

Reference number	Description	Date issued	CCC issued
191051	New 4 Bedroom Dwelling with attached Garage	23/12/2019	09/10/2020

Note:

- Refer to copies of the building plans, and Certificates (where relevant);
- For any further building enquiries please contact Council's Building Compliance Team;
- Prior to the Building Act 1991, Council was not required to keep detailed records for building permits issued and certificates of compliance did not exist. As such, limited information is held and in some cases we are unable to identify building permits for particular properties. While the Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete. The Council does not accept responsibility for any omission;
- Following the issue of a Project Information Memorandum, homeowners that fail to provide the relevant documentation to Council within 20 working days of completion, may be subject to an infringement offence and fee of \$500 and a fine of up to \$1000 when prosecuted. (This relates to PIMs for small stand-alone dwellings only).
- It is recommended that the Council property file is viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities. For copies of any of the documents referred to in the table above (including applications, reports, decisions and consents), please contact info@waipadc.govt.nz.

LIM/0796/26

Form 7 Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: 5 McAndrew Street, Waikato, Kihikihi, 3800
Legal description of land where building is located: Lots 4-5 DPS 12213
Building name: N/A
Location of building within site/block number: 5 McAndrew Street
Waikato
Kihikihi
3800
Level/unit number: N/A
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed: 2019

The owner

Name of owner: STUART PARKER HOLDINGS LIMITED
Contact person: Stuart Parker
Mailing address: P.o. Box 222, Te Awamutu, Te Awamutu
Street address/registered office: N/A
Phone number: Landline: 0272835928 Mobile: 0272835928
Daytime: Landline: 0272835928 Mobile: 0272835928
After hours: Landline: 0272835928 Mobile: 0272835928
Facsimile number: No information provided
Email address: stu2@actrix.co.nz
Website: No information provided
First point of contact for communications with the council/building consent authority:
Jason Kraayvanger (NEW VISION ARCHITECTURE LIMITED); Mailing Address: 1/406 Alexandra Street
Te Awamutu 3800; Phone: 078715452; Email: info@newvisionarchitecture.co.nz

Building work

Building consent number: BC191051
Description: Future Lot 4 - New 4 Bedroom Dwelling with attached Garage

Issued by: Amendment 1: Revised Bracing Plan & Calculations
Waipa District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -
the building work complies with the building consent.

Signature: Gary McFarlane

Position: Building Control Officer

On behalf of: Waipa District Council

Date: 09 October 2020

Postal Address

Private Bag 2402
Te Awamutu 3840
New Zealand

Head Office

07 872 0030
101 Bank Street
Te Awamutu 3800

Cambridge Office

07 823 3800
23 Wilson Street
Cambridge 3434

Form 5**Building consent - BC191051.A1**

Section 51, Building Act 2004

191051@waipa.abcs.co.nz
BC191051

Digitally Delivered

The building

Street address of building:

5 McAndrew Street
Waikato
Kihikihi
3800

Legal description of land where building is located:

Lots 4-5 DPS 12213

Building name:

Location of building within site/block number:

5 McAndrew Street
Waikato
Kihikihi
3800

Level/unit number:

0

The owner

Name of owner:

STUART PARKER HOLDINGS LIMITED

Contact person:

Stuart Parker

Mailing address:

P.o. Box 222
Te Awamutu
Te Awamutu 3840

Street address/registered office:

Phone number:

Landline: 0272835928 Mobile: 0272835928

Daytime:

No information provided

After hours:

No information provided

Facsimile number:

No information provided

Email address:

stu2@actrix.co.nz

Website:

No information provided

First point of contact for communications with the building consent authority:

Jason Kraayvanger (NEW VISION ARCHITECTURE LIMITED); Mailing Address: 1/406 Alexandra Street
Te Awamutu 3800; Phone: 078715452; Email: info@newvisionarchitecture.co.nz

Building work

The following building work is authorised by this building consent:

Future Lot 4 - New 4 Bedroom Dwelling with attached Garage

Amendment 1: Revised Bracing Plan & Calculations

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Booking Inspections

Inspections must be booked prior to 4pm on the day preceding the day of the required inspection. Please quote the Building Consent number when booking inspections.

Please arrange the booking of inspections and direct inquiries regarding this consent to the Customer Support team on 0800 924 723.

Inspections

The following inspections are required to be carried out by Waipa District Council:

- | | |
|-------------------------------------|----------------------|
| • Siting and Site Scrape Inspection | • Wastepipes |
| • Floor Slab | • Framing / Pre-wrap |
| • Preline | • Post Line |
| • Drainage | • Final |

Construction monitoring requirements

Please contact the following consultants directly to arrange the construction monitoring identified which they have been engaged to carry out.

CPEng registered Structural Engineer

Foundation construction.

Suitably qualified engineer

Storm water disposal system

Documents required**MAIN BUILDING****Siting and Site Scrape Inspection**

- Survey Certificate Confirming Minimum Finish Floor Heights Comply With CKL Requirements

Final

- B1: PS4 - All Specifically Engineered Designed Construction Covered By The Supplied PS1
- E1: PS4 Storm Water Disposal System And As-built Plans
- Form 6a - LBP record of building work - Foundations
- Form 6a - LBP record of building work - Carpentry
- Form 6a - LBP record of building work - Brick and blocklaying
- Form 6a - LBP record of building work - Roofing
- G9: Energy works certificate
- G12: Pipework pressure test documentation
- G13: Underslab plumbing as-built & plumbers details
- G13: As-builts, drainlayer details, pipework test

Compliance schedule

A compliance schedule is not required for this building.

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their records. Please upload all required documents via your customer portal or email to the consent email address.

All required documents are to be submitted and approved prior to final inspection being carried out.

Attachments

Copies of the following documents are attached to this building consent:

- Advice notes / Endorsements

Signature: Danielle Hooper

Position: Senior Building Control Officer - Processing

On behalf of: Waipa District Council

Issue Date: 22 June 2020

Advice notes / Endorsements

Building Act 2004 Section 52 Lapse of Building Consent

A building consent lapses and is of no affect if the building work to which it relates, has not commenced within 12 months after the date of issue of the building consent.

Code Compliance Certificate

Following the completion of all building work to be carried out under this Building Consent the owner or his agent must as soon as practicable, apply to the Waipa District Council on the prescribed form within the consent portal for a Code Compliance Certificate.

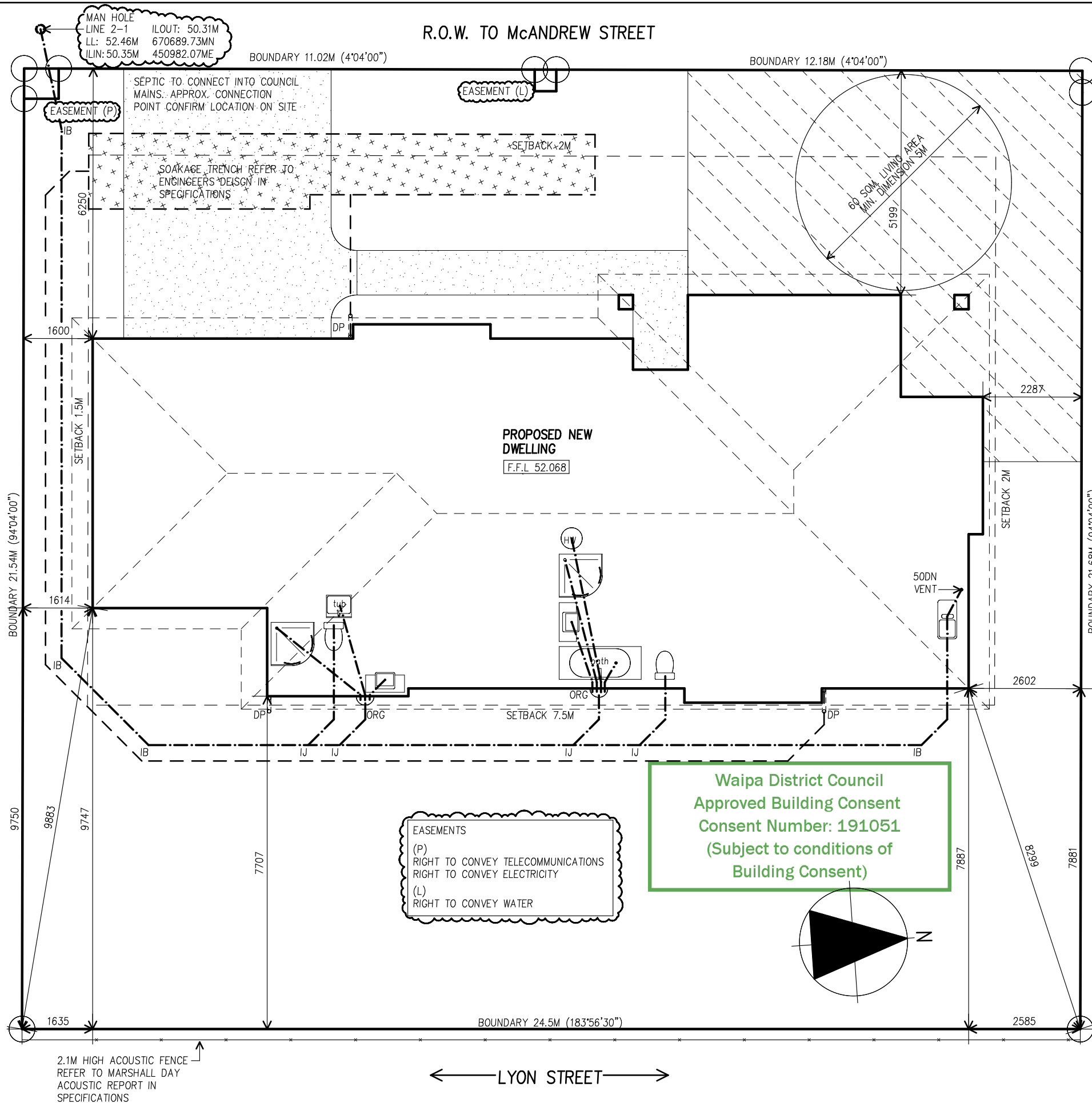
Minimum Floor Level: A minimum floor level has been set at 52.068m as per CKL letter dated 23 August 2019

Hazardous Materials: As with any construction project there is a likelihood that some materials used may potentially emit quantities of gas, liquid, radiation or solid particles i.e. glues, paints, dust or particles from insulation etc. that could be harmful. Please ensure spaces remain well ventilated and clean to mitigate potential build-up or concentration of these.

Site Safety: Please ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all occupational safety and health requirements.

As-Built Truss Layout: An 'as built' truss layout, showing truss and top plate connectors, along with design verification data and lintel sizes outside the scope of NZS 3604 must be available on site at the Prewrap Inspection for the Building Consent Authority officer to collect to facilitate the inspection and retain for record purposes.

Accidental Discovery Protocols: In the event that bones or artifacts are discovered in the course of site excavation, the consent holder should cease works in that area and contact Council's Planning Department. The Council will notify Iwi and/or Heritage New Zealand Pouhere Taonga to determine the appropriate method of recording and/or removal. It should be noted that all sites associated with human activity prior to 1900 have protection under the Heritage New Zealand Pouhere Taonga Act 2014, regardless of whether the sites are registered.



SITE PLAN

SCALE 1:100

WIND ZONE: HIGH
EQ. ZONE: 1
CORROSION ZONE: B

NOTE: ALL DIMENSIONS TO BUILDING
ARE TO CLADDING ONLY

LEGAL DESCRIPTION

ADDRESS: McANDREW STREET,
KIHIKIHI

LOT: 4

DPS: 12213

PROPOSED SITE COVERAGE

PROPOSED HOUSE: 161.5 SQ.M
UNDERCOVER AREAS: 5.9 SQ. M

SITE AREA: 544 SQ. METRES

SITE COVERAGE %: 30.7

PROPOSED ROOF AREA: 194.4 SQ.M
PROPOSED DRIVEWAY: 38.65 SQ.M

IMPERMEABLE SURFACES %: 42.84

PERMEABLE SURFACES %: 57.16

WASTEWATER DRAINAGE GRADIENT

QUANTITY	DISCHARGE UNITS	TOTAL UNITS
2 BASIN	1	2
1 BATH	4	4
2 SHOWER	2	4
1 TUB	5	5
1 WM	5	5
2 WC	4	8
1 SINK	3	3
1 DW	3	3
TOTAL		34

NOTE:
AT 100MM DIA. PIPE 34 DISCHARGE
UNITS = GRADIENT 1:100 MINIMUM

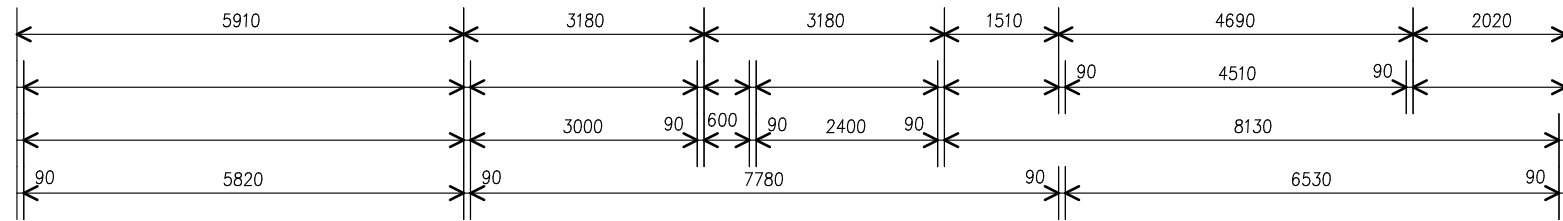
PIPE	PIPE SIZE	FALL
STORM WATER	100mm dia. uPVC	1:120 Fall
SEWER MAIN	100mm dia. uPVC	1:60 Fall
ORG BRANCH DRAIN	100mm dia. uPVC	1:60 Fall

IMPORTANT NOTE TO DRAINLAYER & PLUMBER:
PLUMBING AND DRAINAGE ELEMENTS SHOWN ON THIS
PLAN ARE SHOWN FOR SCHEMATIC PURPOSES ONLY.
REVIEW OF THE DRAINAGE PLAN IS REQUIRED PRIOR TO
ANY CONSTRUCTION. ALL WORK TO BE CARRIED OUT BY
A REGISTERED DRAINLAYER AND TO BE IN ACCORDANCE
WITH AS/NZS PLUMBING STANDARDS. DRAINLAYER TO
PROVIDE AS LAID PLANS AT COMPLETION OF WORKS.
PLUMBING & DRAINAGE PLAN (SW&SS) TO BE SUPPLIED
TO THE ENGINEER FOR COMMENT PRIOR TO
CONSTRUCTION TO ENSURE INTEGRITY OF GRANULAR
MAT IS MAINTAINED.

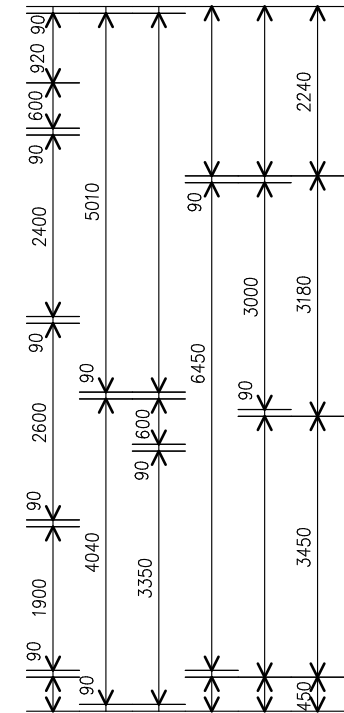
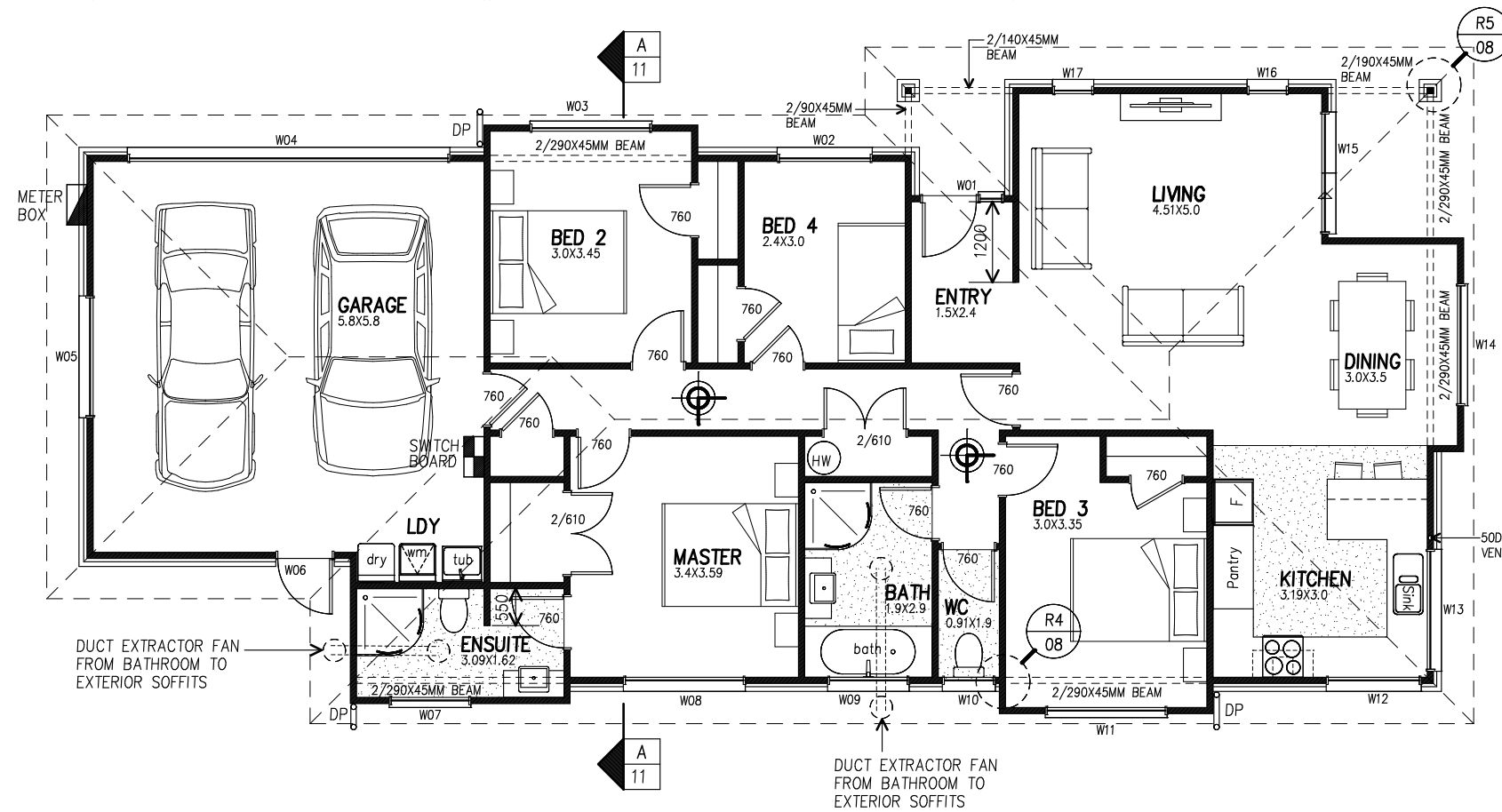
SITE NOTES:
SAFETY COMPLIANCE IS REQUIRED WITH NZBC F5.3.3
PREVENT "UNAUTHORISED ENTRY OF CHILDREN TO
HAZARDS ON THE SITE" SEDIMENT CONTROL TO BE
APPLIED AND MAINTAINED THROUGHOUT THE
CONSTRUCTION PROCESS, REFER TO "TEMPORARY
WORKS & SERVICES" DOCUMENT IN SPECIFICATIONS.
LBP SITE MANAGER IS TO MAINTAIN COMPLIANCE.

FIXTURE PIPE SIZES	LEGEND
BASIN 40mm dia. 1:40 Fall	IB: INSPECTION BEND
BATH 40mm dia. 1:40 Fall	IJ: INSPECTION JUNCTION
SHOWER 40mm dia. 1:40 Fall	IE: INSPECTION EYE
SINK 65mm dia. 1:40 Fall	DV: DRAIN VENT
TUB 65mm dia. 1:40 Fall	ORG: OVERFLOW RELIEF GULLY
WC 100mm dia. 1:60 Fall	DP: DOWN PIPE
USE PIPE SIZES ABOVE UNLESS NOTED	AAV: AIR ADMITTANCE VALVE
	ORG: OVERFLOW RELIF GULLY
FOUL WATER SANITARY PLUMBING AND DRAINAGE SHALL COMPLY WITH AS/NZS 3500.2:2003	
STORMWATER DRAINAGE SHALL COMPLY WITH NZBC E1/AS1	

NOTE:
OVERFLOW RELIEF GULLY SHALL BE LOCATED A MINIMUM HEIGHT OF
150MM BETWEEN THE TOP OF THE OVERFLOW GULLY RISER AND THE
LOWEST FIXTURE CONNECTED TO THE DRAIN; AND A MINIMUM HEIGHT
OF 75MM ABOVE THE SURROUNDING GROUND SURFACE LEVEL



Technical drawing of a roof plan showing dimensions and structural details. The drawing includes a large overall dimension of 9320 on the left. Various smaller dimensions are indicated along the edges and within the plan, such as 150, 2160, 6000, 5820, 6270, 90, 1450, 560, 3450, 1455, 3000, 90, 1455, 90, 3000, 90, 910, 90, 600, 90, 2900, 90, 1620, 90, 1490, 3590, 450, and 90. The drawing uses standard architectural symbols for walls, doors, and structural elements.



WINDOW/ DOOR NO.	WINDOW/ DOOR SIZE	WINDOW/ DOOR SQM.	LINTEL SIZE	LINTEL FIXING
W01	2145X1240	2.6	2/90X45	F
W02	1345X1415	1.9	2/140X45	F
W03	1345X1815	2.4	2/140X45	F
W04	2145X4850	10.4	PL17H1-300100	G
W05	1145X1815	2.0	2/140X45	F
W06	2145X870	1.8	2/90X45	E
W07	1145X1215	1.3	2/90X45	E
W08	1345X1815	2.4	2/140X45	F
W09	1145X1215	1.3	2/140X45	F
W10	1145X790	0.9	2/90X45	F
W11	1345X1815	2.4	2/14045	F
W12	1145X1415	1.6	2/140X45	F
W13	1145X1815	2.0	2/140X45	F
W14	1545X1815	2.8	2/140X45	F
W15	2145X1815	3.8	2/140X45	F
W16	2145X615	1.3	2/90X45	E
W17	2145X615	1.3	2/90X45	E
		TOTAL	42.2	

2b Other building information

This section includes other information submitted under the Building Act 2004 in relation to buildings on the site.

Information under section 362T(2) of the Building Act 2004

No information known to Council.

Information concerning any Certificate issued by a Building Certifier under the Building Act 1991 or the Building Act 2004

No information known to Council.

Note: Refer to further information if relevant.

2c Weathertight homes

This section includes details of any notices issued under the Weathertight Homes Resolution Act 2006 for any dwellings on the site.

Has a Weather tight Home Notice been issued for a dwelling on this site?

No information known to Council.

Note: Refer to further information if relevant.

2d Swimming pool / Spa pool details

This section includes details of any swimming pool that is known to be located on the site.

Is there a swimming pool located on the property?

No information known to Council.

Note: Small heated pools (spa) of less than 5m² water surface area that have a safety cover as a means of restricting access are exempt from periodic inspection requirements.

LIM/0796/26

3a Water supply details

This section includes details of:

- Whether the property is supplied with drinking water and, if so, whether the supplier is the owner of the land or a drinking water supplier;
- If the land is supplied with drinking water by a drinking water supplier, any conditions that are applicable to that supply;
- If the land is supplied with water by the owner of the land, any information the Council has about the supply;
- Exemptions notified by Taumata Arowai to the Council under s 57 of the Water Services Act 2021;
- Whether the water supply is on demand or is a restricted supply;
- The balance of any water rates account;
- A services map showing the location of any public water pipes and hydrants in the vicinity of the property.

The property is supplied with drinking water by Waikato Waters Limited as a drinking water supplier. The conditions of supply are those set out in the Waipa District Water Supply Bylaw 2022. A copy can be viewed on the Council's website, www.waipadc.govt.nz search for "Bylaws".

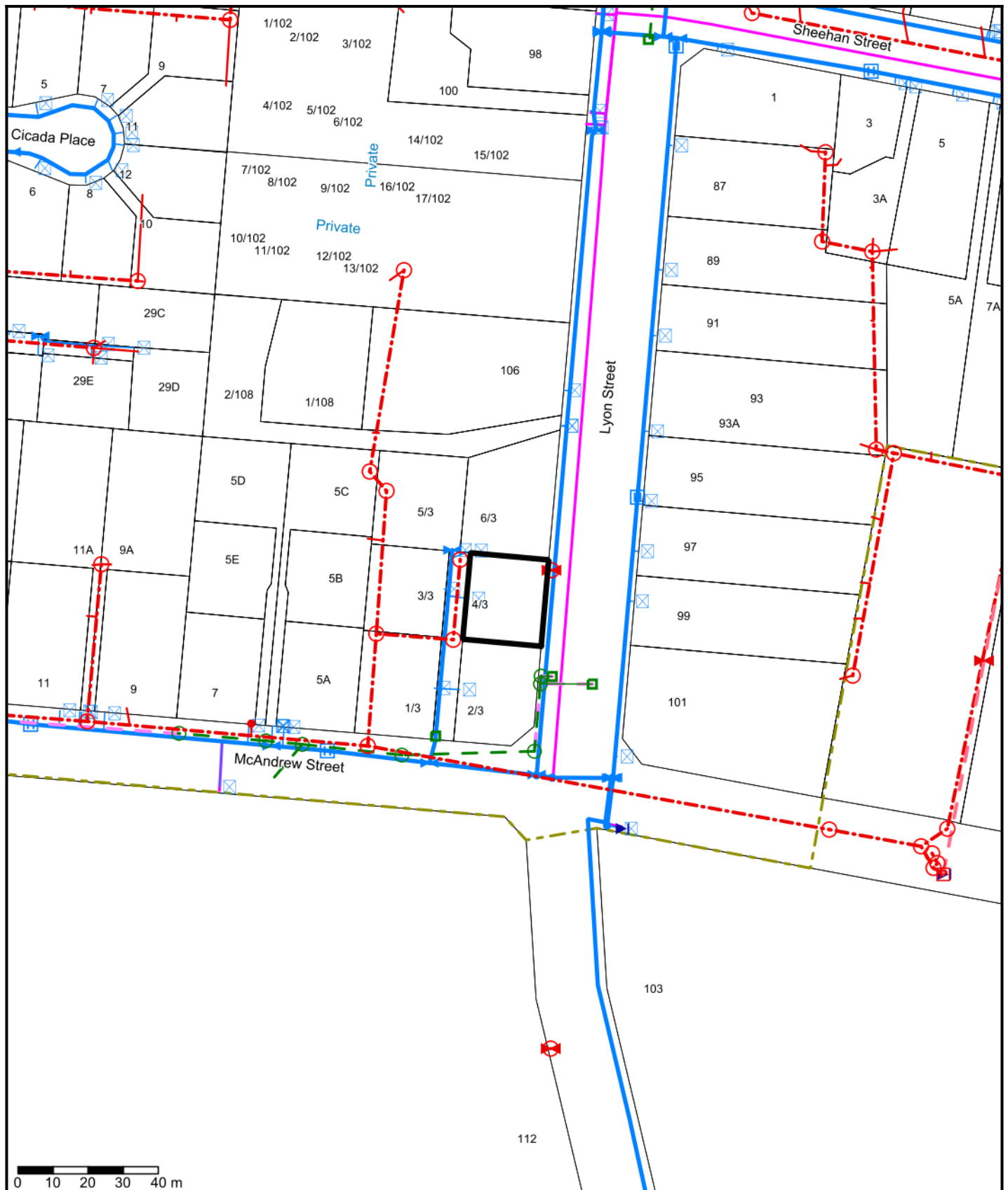
- The supply is an on demand supply, as defined in clause 3.1 of the Waipa District Water Supply Bylaw 2022.

Water meter on property?	Yes
Water meter number:	18MC254218
Balance of water rates account:	\$174.16
Exemptions notified by Taumata Arowai	No information known to Council

Note:

- Refer to services map which shows the location of any public water pipes and manholes in the vicinity of the property;
- Drinking water is not necessarily the same as raw water and does not include water used for animals or irrigation that does not enter a dwelling house or building where water is drunk or used for food preparation;
- New or Additional Connection - For any property for which, at present, has no water supply connection or where additional connections may be required (e.g. following a subdivision of the property) you should make enquiry of Waikato Waters Limited to verify whether the property is able to be connected to a Waikato Waters Limited Network Supply and the water availability.

LIM/0796/26



3b Wastewater supply details

This section includes details of the availability of Waikato Waters Limited wastewater reticulation to the site.

The property is within a reticulated wastewater area.

Note: Refer to the services map which shows the location of any public wastewater pipes and manholes in the vicinity of the property.

3c Land drainage details

This section includes details of:

- The Land Drainage Area the property is located within;
- Private and public stormwater drains;
- Trade Waste Certificates (if relevant).

The property is within an Urban Drainage Area and the Waipa District Land Drainage Area.

Note:

- Refer to the site drainage plan (if available), and services map showing the location of any public stormwater pipes, catch pits or manholes in the vicinity of the property;
- Private drainage is the responsibility of the landowner up to, and including, the point of connection to the public drain.

LIM/0796/26

4 Information relating to the use to which the land may be used for

This section includes the relevant details and planning maps and any proposed plan changes that may affect the property.

Zoning & Policy Areas and Designations or notations applying to the site

See attached schedule

Note:

- Refer to a copy of the relevant District Plan Maps for this site and Schedule of Notified Plan Changes;
- To view the full plan, including all rules that apply to this property, please go to <https://eplan.waipadc.govt.nz/eplan/>
- Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site-specific limitations recorded below, general restrictions that apply across the district may be relevant to the development of this property.

LIM/0796/26

Schedule of Proposed Plan Changes



Friday 31 July 2026

For further information on proposed and notified plan changes that may affect your property, please see Council's website:
<https://www.waipadc.govt.nz/our-council/waipā-district-plan/waipā-district-plan-plan-changes>
 or contact Council on 0800 924 723 quoting the relevant description below.

Council Plan Changes

Application ID	Description	Notified Date	Decision Issued	Stage/Decision	Operative
PC/0001/25	Plan Change 25 – Shelterbelts and Artificial Crop Protection and Support Structures	15 Jan 2026			

Private Plan Changes

Application ID	Description	Notified Date	Decision Issued	Stage/Decision	Operative
PC/0001/23	Plan Change 32 - Proposed rezoning of land on the eastern side of Airport Road for business/industrial purposes				
PC/0002/23	Plan Change 31 - Rezone the T4 Growth Cell in Te Awamutu from Deferred Residential Zone to Medium Density Residential Zone and to insert a new T4 Growth Cell Structure Plan into the District Plan	11 Jun 2026			
PC/0002/25	Plan Change 35 - Mitre 10, Te Awamutu. The request involves:1. Rezoning of land from Medium Density Residential Zone to Commercial Zone;2. Amendment of the Te Awamutu Large Format Retail plan contained in Appendix S6 of the Waipā District Plan;3. Provision to relocate and enlarge the existing Mitre 10 premises;4. Amendment to provisions of the Waipā District Plan relating to development within the Te Awamutu Large Format Retail Centre	16 Oct 2025			
PC/0003/22	Plan Change 29 - Rezone Rural to Residential - 2025 Ohaupo Road				
PC/0003/25	Plan Change 34 - Te Awamutu Golf Course to rezone a portion from Rural to Medium Density				

Residential Zone		
PC/0004/25	Plan Change 36 - Rezone approximately 21.50 hectares from Rural to Large Lot Residential	04 Jun 2026
PC/0005/25	Plan Change 37 – Rider Park Structure Plan is a request from Milan Park Stud Limited, proposing to rezone 98 hectares of land on the southeastern side of Leamington from Rural and Deferred Residential to Medium Density Residential	



Report on Zoning and Policy Areas

Relevant to this property

Friday 31 July 2026

For property specific District Plan chapter and district wide provision information use the Waipā District ePlan:

<https://www.waipadc.govt.nz/our-council/waipā-district-plan/waipā-eplan>

Zoning

MEDIUM DENSITY RESIDENTIAL ZONE

Zone Overlay

Policy Type	Overlay Area
-------------	--------------

N/A

Designation

Type	Reference	Facility	Authority	Activity	Location
------	-----------	----------	-----------	----------	----------

N/A

Qualifying Matters

Infrastructure Constraint Qualifying Matter Overlay

Stormwater Constraint Qualifying Matter Overlay

Policy Areas

Landscape and Natural Areas

N/A

Significant Tree or Bushstand

Type	Ref Number
------	------------

N/A

Significant Natural Area

Site Code	Name	Description	Area	Protection	Significance	Justification
-----------	------	-------------	------	------------	--------------	---------------

N/A

Esplanade Requirements

N/A

Policy Overlays

Type	Comments
------	----------

N/A
N/A

Heritage

Site Code	Name	Location	Description
-----------	------	----------	-------------

N/A

Character Areas

N/A

Qualifying Matter

N/A

Protected Tree

Type	Species	English Name
------	---------	--------------

N/A

Utilities

Type	Details	Comments
------	---------	----------

N/A

Natural Hazards

The property is not located within a District Plan potential flood area.

The property is not located within a Waipa River flood boundary.

Biodiversity Areas

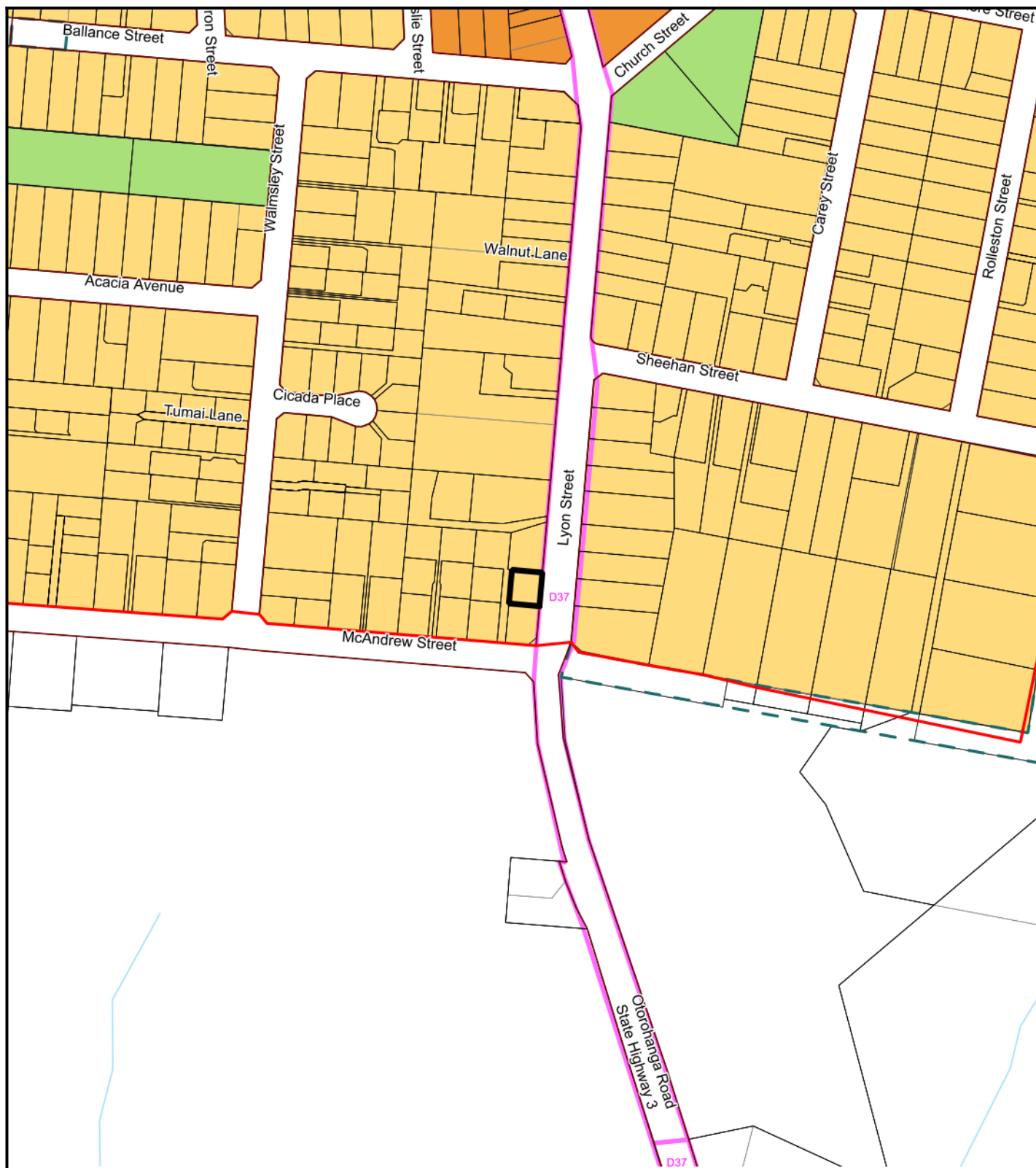
River Stream Corridor

N/A

Indigenous Forest Corridor

N/A

Peat Lake Catchment



Waipā District Plan Zones and Overlays

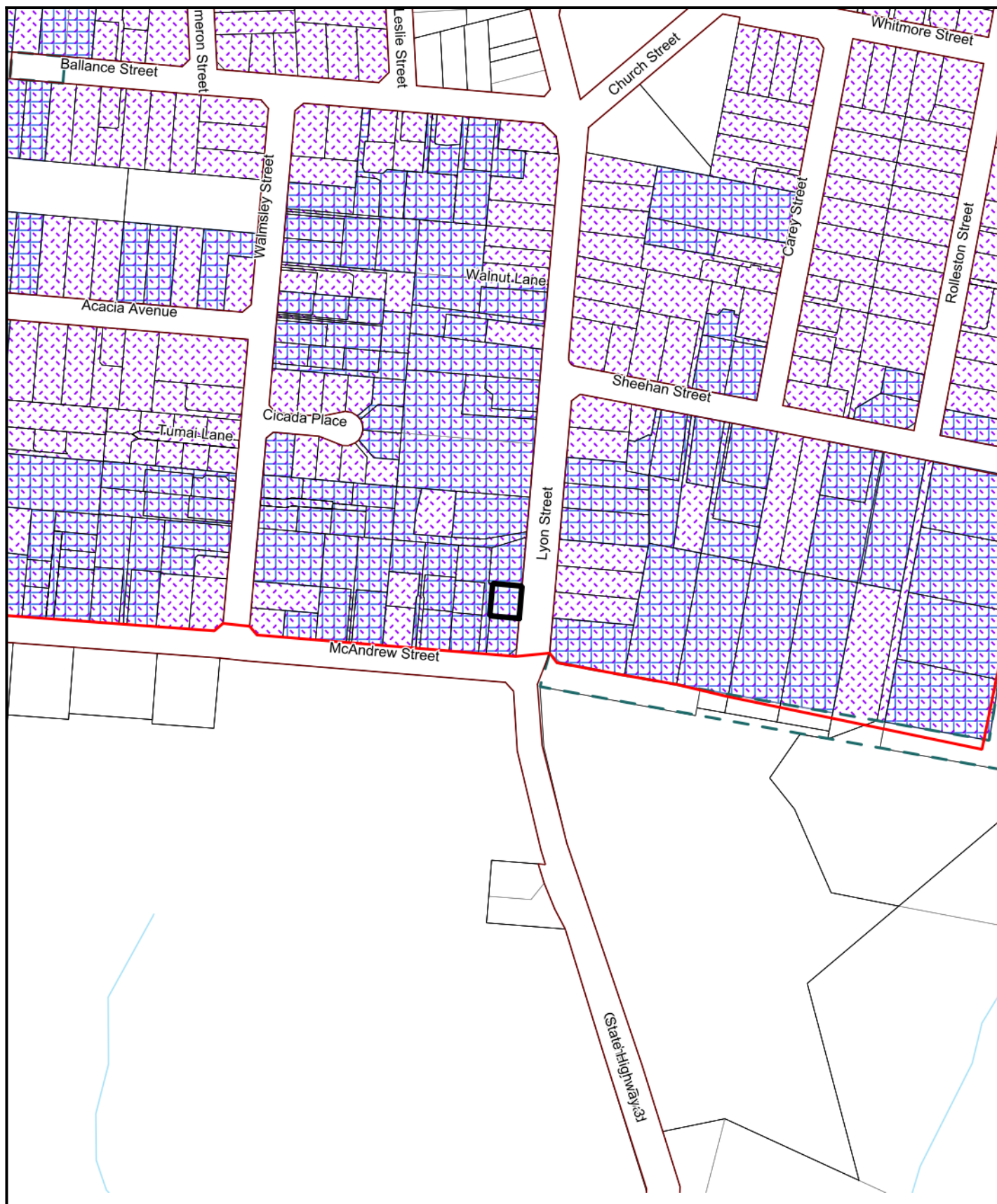
The Waipā District Plan was made operative on 14 August 2017 and has legal effect from this date. Further information on interpreting the District Planning Maps and which District Plan chapters and district wide provisions are specific to the property, is available via the Waipā District Council's website: <https://www.waipadc.govt.nz/our-council/waipā-district-plan> and the ePlan: <https://www.waipadc.govt.nz/our-council/waipā-district-plan/waipā-eplan>

Friday 31 July 2026

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Waipā District Plan Qualifying Matters

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Refer to the Zone Legend for
Symbology.

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Zones Legend

AIRPORT

	Air Noise Boundary (ANB)
	Night Noise Boundary (SEL95)
	Outer Control Boundary (OCB)
	Airport Approach Surfaces
	Conical Surface
	Horizontal Surface
	Hamilton Airport Strategic Node
	Narrows Concept Plan Area
	Runway Protection Area
	Possible Future Airport Growth Area

DESIGNATIONS (Refer Appendix D1)

	Designation Approved
	Designation (Notice of Requirement)

OVERLAYS

	Structure Plan Area
	Core Campus Area
	Tokanui Dairy Research Centre
	Hydro Electric Power Generation Infrastructure Area
	Boundary of the Specialised Dairy Industrial Area

GENERAL

	District Boundary
	Other Council Boundary
	Urban Limits
	Strategic Road (Major or Minor Arterial)
	Formed Road
	Indicative Road
	Bridge
	Service Lane
	Unformed Road
	River, Lake or Stream

(Note: will appear as line pattern over certain lakes due to them also being Reserve Zone)

ZONES

	Airport Business Zone
	Commercial Zone
	Deferred Commercial Zone
	Industrial Zone
	Deferred Industrial Zone
	Hydro Power Zone
	Lake Karapiro Events Zone
	Large Lot Residential Zone
	Deferred Large Lot Residential Zone
	Marae Development Zone
	Medium Density Residential Zone
	Mystery Creek Events Zone
	Reserve Zone
	Deferred Reserve Zone
	Residential Zone
	Deferred Residential Zone
	Significant Mineral Extraction Zone
	St Peters School Zone
	Rural Zone

QUALIFYING MATTERS

	Infrastructure Constraint Qualifying Matter Overlay
	Regionally Significant Industry Qualifying Matter Overlay
	River-Gully Proximity Overlay
	Stormwater Constraint Qualifying Matter Overlay



Waipā District Plan Policy Areas

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Friday 31 July 2026

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Policy Areas Legend

ESPLANADE REQUIREMENTS

-  Access Strip
-  Esplanade Reserve
-  Esplanade Strip

LANDSCAPE AND NATURAL AREAS

-  High Amenity Landscapes (includes adjacent water bodies)
-  Outstanding Natural Feature and Landscape
-  River and Lake Environs
-  Significant Indigenous Forest (Local)
-  Significant Natural Feature and Landscape (District)
-  Visually Sensitive Hill Country
-  Cultural Landscape Area Alert (Refer Note 4)
-  Cultural Landscape Area Mountain
-  Cultural Landscape Area Battle Site
-  Significant Natural Area (Refer Appendix N5)
-  Viewshaft and State Highway 3 Scenic Corridor
-  Vista
-  Significant Tree and Bush Stand

HERITAGE

-  Archaeological Site (Refer Appendix N3)
-  Archaeological Site - Reliability 1
(Refer Note 3 and Appendix N3)
-  Cultural Sites (Refer Appendix N2)
-  Heritage Item (Refer Appendix N1)
-  Karapiro Hydroelectric Village Heritage Item
-  Protected Tree
-  Character Cluster
-  Character Cluster Qualifying Matter Overlay
-  Character Defining Property
-  Non-Character Defining Property
-  Character Precinct
-  Character Precinct Cambridge A
-  Character Precinct Cambridge B
-  Character Streets
-  Rangiaowhia Ridge Building Setback Area

GENERAL

-  District Boundary
-  Other Council Boundary
-  Urban Limits
-  Strategic Road (Major or Minor Arterial Route)
-  Formed Road
-  Indicative Road
-  Bridge
-  Service Lane
-  Unformed Road
-  River, Lake or Stream

OVERLAYS

-  Commercial Zone Height Overlay
-  Dairy Manufacturing Site
-  Large Format Retail Area
-  Maungatautari Ecological Island Fenced Boundary
-  Pedestrian Frontage
-  Road Noise Effects Area
-  Scheduled Industrial Site
-  Specialised Dairy Industrial Area
-  Special Amenity Area
-  Tall Building Area
-  Cambridge North Neighbourhood Centre
-  Hydro Operating Easement
-  Mystery Creek Events Centre Core Area
-  Mystery Creek Events Lower Terrace Area
-  Mystery Creek Events Upper Terrace Area
-  Mystery Creek Rural Activities Overlay
-  Mystery Creek Agri-Activities Overlay
-  Quarry Buffer Area
-  Mineral Extraction Area
-  Maungatautari Ecological Island Fenced Boundary
-  Dairy Manufacturing Noise Contour
-  Mystery Creek Noise Contour
-  Water Catchment Area (WCA)
-  Scheduled Site

UTILITIES

-  HV Electricity Structure
-  HV Electricity Transmission Line
-  HV Electricity Transmission Line (Underground)
-  Gas Transmission Pipeline Corridor

NATURAL HAZARDS

-  Flood Hazard Area

NOTE:

1. Referenced Sites

Some sites are shown on the maps with a reference number. These are archaeological sites, culture sites, designations (approved and notice of requirements), historic buildings/sites, protected trees or significant natural areas.

2. Archaeological Sites

Additional archaeological sites may have been identified since the notification of this Plan. For this reason people are also referred to the NZAA Database. Consultation with Heritage New Zealand is advisable.

3. Reliability 1

These sites have been field checked and documentation has been completed. These sites have a higher degree than the other sites.

4. Cultural Landscape Areas

There are two types, 'Cultural Landscape Area - Alert' and 'Cultural Landscape Areas'. The Cultural Landscape Area - Alert are identified for information purposes only. While the Cultural Landscape Areas have additional resources consent requirements for some activities.

Where the Cultural Landscape Area - Alert is shown on the Planning Maps to apply to a river or stream, it includes a 50m setback on either side of the bank from the river or stream.

5a Resource consents, notices, bonds, Council easements, and consent notices

This section includes details of:

- Any application for resource consent (subdivision, land use or notice) or other approval pursuant to the Resource Management Act 1991 that applies to the site;
- Any Environment Court or High Court Appeal of a resource consent decision pending on the property;
- Any current bond attached to the site;
- Any conditions of an ongoing nature pursuant to Section 221 of the Resource Management Act 1991, which is registered on the title (consent notice);
- Any Waipā District Council easement registered on the record of title for the site.

A Consent Notice pursuant to Section 221 of the Resource Management Act is registered on the title. Refer to the attached information.

The Property is subject to a registered easement in gross in favour of Council. Refer to the attached information.

Have any resource consents or deemed permitted boundary activities been granted for the site?

No

Note:

- The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met;
- If the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM;
- It is recommended that the full property file is viewed and compared with the actual building and activities on the land to identify any illegal or unauthorised building works or activities;
- For copies of any of the documents referred to in the table above (including applications, reports, decisions, consents and conditions), please contact info@waipadc.govt.nz



View Instrument Details

Instrument No. 11365099.1
Status Registered
Date & Time Lodged 06 Dec 2019 13:59
Lodged By Roberts, Pamela Ellen Fitzgibbon
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991

Toitu te
Land whenua
Information
New Zealand



Affected Records of Title	Land District
SA11B/577	South Auckland
SA23B/35	South Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Alexander Hugh McIvor as Territorial Authority Representative on 04/11/2019 02:02 PM

*** End of Report ***

CONSENT NOTICE

IN THE MATTER	of the Land Transfer Act 2017
AND	
IN THE MATTER	of Section 221 of the Resource Management Act 1991
AND	
IN THE MATTER	of the Land in Records of Title SA11B/577 and SA23B/35 (South Auckland Registry) and Plan No DP 532892

WHEREAS:

1. The **WAIPA DISTRICT COUNCIL** has pursuant to Sections 34A(1), 104, 104C and 108 of the Resource Management Act 1991 granted to **STUART PARKER HOLDINGS LIMITED** subdivision consent for the subdivision of Lot 4 DPS 12213 and Lot 1 DPS 24882.
2. The subdivision to which consent has been given is shown on Plan No. DP 532892.
3. It was a condition of the said consent that pursuant to Section 108(2) of the Resource Management Act 1991 that:

- (a) New residential buildings on Lots 1 to 8 DP 532892 (for which new records of title 873702 to 873709 respectively have been allocated), located within 80m of State Highway 3 (as measured from the edge of the carriageway) shall be designed and constructed to achieve a noise level of 40dB LAeq (24hr) within habitable rooms (including bedrooms). All noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 – Acoustics – Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise. Prior to the construction of any residential building(s) with habitable room(s) an acoustic design certificate, from a qualified acoustic engineer, shall be provided to Council demonstrating that the sound levels specified will be achieved. The report shall be to the satisfaction of Council and be supplied with any application for building consent.

Reason: Acoustic design certificates are required to ensure noise levels comply with the requirements of the Waipa District Plan.

- (b) For subsequent development of Lots 2 to 8 DP 532892 (for which new records of title 873703 to 873709 respectively have been allocated) a suitably qualified and experienced Engineer will be required to inspect the site and submit to Council for approval, at the time of building consent, design details on the proposed on-site stormwater disposal system.

Reason: The above condition is required to ensure that stormwater generated from the development is wholly disposed of on site.

- 2 -

- (c) Vehicular access to Lots 3, 4 and 5 DP 532892 (for which new records of title 873704, 873705 and 873706 have been allocated) shall be from McAndrew Street only.

Reason: The above condition is required to ensure that road safety along State Highway 3 is maintained.

4. The said conditions are to be complied with pursuant to the provisions of Section 221 of the Resource Management Act 1991 on a continuing basis.

NOW PURSUANT TO Section 221 of the Resource Management Act 1991 the **WAIPA DISTRICT COUNCIL** **HEREBY CONSENTS** to the deposit of the Survey Plan of Subdivision under the Land Transfer Act 2017.

DATED at Cambridge this 21st day of March 2019

SIGNED by Waipa District Council



.....
Authorised Officer

Rebecca Lois Steenstra

.....
Name of Authorised Officer



View Instrument Details

Instrument No. 11365099.4
Status Registered
Date & Time Lodged 06 Dec 2019 13:59
Lodged By Roberts, Pamela Ellen Fitzgibbon
Instrument Type Grant of Easement Without Transfer

Toitu te
Land whenua
Information
New Zealand



Affected Records of Title	Land District
873704	South Auckland
873705	South Auckland
873706	South Auckland
873707	South Auckland
873708	South Auckland
873709	South Auckland

Annexure Schedule Contains 4 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

I certify that the Mortgagee under Mortgage 11035973.1 has consented to this transaction and I hold that consent ☒

I certify that the Mortgagee under Mortgage 11522434.1 has consented to this transaction and I hold that consent ☒

Signature

Signed by Alexander Hugh McIvor as Grantor Representative on 04/11/2019 02:03 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Alexander Hugh McIvor as Grantee Representative on 04/11/2019 02:03 PM

*** End of Report ***

FORM 22**Easement instrument to grant easement or profit à prendre**

(Section 109 Land Transfer Act 2017)

Grantor

STUART PARKER HOLDINGS LIMITED

Grantee

WAIPA DISTRICT COUNCIL

Grant of Easement or Profit à prendre

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A*Continue in additional Annexure**Schedule, if required*

Purpose of Easement, or profit	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to drain sewage	I DP 532892	Lot 6 DP 532892 (RT 873707)	In gross
	J DP 532892	Lot 7 DP 532892 (RT 873708)	
	D, E DP 532892	Lot 8 DP 532892 (RT 873709)	
Right to convey water	D,E DP 532892	Lot 8 DP 532892 (RT 873709)	In gross
	K DP 532892	Lot 3 DP 532892 (RT 873704)	
	L DP 532892	Lot 4 DP 532892 (RT 873705)	
	M DP 532892	Lot 5 DP 532892 (RT 873706)	
	N DP 532892	Lot 8 DP 532892 (RT 873709)	

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby [varied] [negatived] [added to] or [substituted] by:

[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]

[the provisions set out in Annexure Schedule]

Approved by Registrar-General of Land under No. 2002/5032

Annexure ScheduleInsert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page 2 of 3 Pages

(Continue in additional Annexure Schedule, if required.)

Continuation of Grant of Easement to be created:

Background:

The easements are granted as a condition of subdivision pursuant to Section 220(1)(f) Resource Management Act 1991.

The Parties Further Agree:

1. Any terms used in this easement that are defined in the Land Transfer Regulations 2018 shall take those meanings.
2. Where there is a conflict between the provisions of Schedule 5 to the Land Transfer Regulations and the modifications in this Easement Instrument, the modifications must prevail.
3. Reference in clause 3(l) of Schedule 5 of the above regulations to the Benefited Land shall be deleted for the purpose of this Easement Instrument.
4. The Grantee shall have the right to dig up to any depth the soil of the portions of the burdened land and to lay down and construct easement facilities of such size and material as the Grantee thinks fit for the purpose of this easement and shall have the right to increase or enlarge the easement facilities from time to time as the Grantee thinks fit.
5. The Grantor covenants with the Grantee not to place any buildings, erect fences or other permanent structures on, over or above, the Stipulated Course without the prior consent of the Grantee and the Grantor will not at any time commit or suffer any acts whereby the rights, powers, licences and liberties hereby granted to the Grantee may be interfered with or affected.
6. The maintenance provisions in the Fifth Schedule to the Land Transfer Regulations 2018 are modified by adding the following:

Any maintenance, repair or replacement of the easement facilities whether on Burdened Land or similar facilities of the Grantee connected to the easement(s) that is necessary because of any act or omission by the Grantor (which includes agents, employees, contractors, subcontractors and invitees of that Grantor) must be carried out promptly by that Grantor and at that Grantor's sole cost. Where the act or omission is the partial cause of the maintenance, repair or replacement, the costs payable by that Grantor responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with Clause 11 of Schedule 5).
7. The Grantee may drain sewage and convey water in any quantities.
8. The Grantee's rights to the easement facility or facilities under this easement are exclusive.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

REF: 7025 – AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2002/5032

Annexure ScheduleInsert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page 3 of 3 Pages

(Continue in additional Annexure Schedule, if required.)

9. Nothing contained or implied by this easement shall be deemed to compel the Grantee to drain sewage or to convey water along the Stipulated Course.
10. Any rights or immunities from liabilities, powers and remedies which the Grantee may have or be entitled to by virtue of statute or at common law shall not be affected by the easement and the Grantee may exercise any such other powers vested in it at common law or by statute independently of these grants of easements.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

REF: 7025 – AUCKLAND DISTRICT LAW SOCIETY

5b Development contributions

This section includes details of any outstanding development contributions owing, or statutory land charges imposed on the site for non-payment of a development contribution.

Is there a development contribution notice for this site?	No
Development contribution reference	N/A
Development contribution amount	N/A
Is there a statutory land charge imposed on this site?	No

Note: Refer to a copy of the Development Contribution Notice (if relevant). Any future subdivision or land use development of this property may be subject to Development Contributions in accordance with Council's Development Contribution Policy (allowed for under the Local Government Act 2002).

5c Financial contributions

This section includes details of any outstanding financial contributions owing.

Is there a financial contribution invoice outstanding for this site?	No
Financial contribution invoice number	N/A
Financial contribution amount	N/A

Note: Refer to a copy of the Financial Contribution Invoice (if relevant). Any development of new dwellings on this property may be subject to Financial Contributions, in accordance with Section 18 of the Waipa District Plan.

LIM/0796/26

6 Special feature or characteristics details

This section includes details of:

- Whether the site is affected by peat, contamination or poor soakage;
- Whether there is the likely presence of hazardous substances on the site and in particular whether the site has been recorded as being on the Regional Council's HAIL list of potentially contaminated sites;
- Refer to a copy of special features map.

Are there any special features identified for this property?

No

Poor Soakage

No information known to Council.

Site contamination / Hazardous substances

No information known to Council.

Peat

No information known to Council.

Land Fill

No information known to Council.

Filled Ground

No information known to Council.

Note:

This information should not be regarded as a full analysis of the site features of this land as there may be features that the Council is unaware and has no knowledge of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose, including development.

LIM/0796/26



Special Features

(Refer to LIM Legend for Symbolology)

Data has been drawn from various sources including:

- Landcare New Zealand's Land Resource Inventory Data (LRI)
- Land Use Information Register - HAIL Sites (Waikato Regional Council)

HAIL Sites: "This dataset is still under development and subject to regular maintenance and should not be regarded as comprehensive. It is considered an accurate representation of information held by Waikato Regional Council on the day that it is accessed."

While Waikato Regional Council has exercised all reasonable skill and care in controlling the contents of this information, Waikato Regional Council accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you."

Friday 31 July 2026

Disclaimer:

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7a Natural hazards

This section includes details of:

- Whether the site is affected by a natural hazard as defined in the Resource Management Act 1991:
“Natural hazard means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment”;
- Refer also to the “WRC Reports Summary” providing reference to Waikato Regional Council’s technical reports supporting information on the Waikato Regional Council Hazards Portal. This information should not be regarded as a full analysis of the natural hazards affecting this land as there may be natural hazards that the Council is unaware and has no knowledge of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose, including development;
- Refer to a copy of natural hazards map.

Are there any natural hazards identified for this property? **No**

Erosion, avulsion or alluvion

No information known to Council.

Falling debris or slippage

No information known to Council.

Liquefaction

No information known to Council.

Subsidence (fill or other doubtful ground)

No information known to Council.

Earthquake, Fault Lines and Ground Shaking

No information known to Council.

Flooding

No information known to Council.

Fire

No information known to Council.

Drought

No information known to Council.

LIM/0796/26

Wind

No information known to Council.

Volcanic and geothermal activity

No information known to Council.

Tsunami

No information known to Council.

Inundation

No information known to Council.

Note:

The Waikato Regional Council Hazards Portal (Link below) may contain further information about the hazards that may be relevant to the site. Before exploring the Portal, please read the terms of use to understand the limitations of the information contained on the site. The recipient is advised to seek expert advice in terms of the applicability and accuracy of the information as it relates to the site.

[Waikato Regional Hazards Portal | Waikato Regional Council](#)

LIM/0796/26

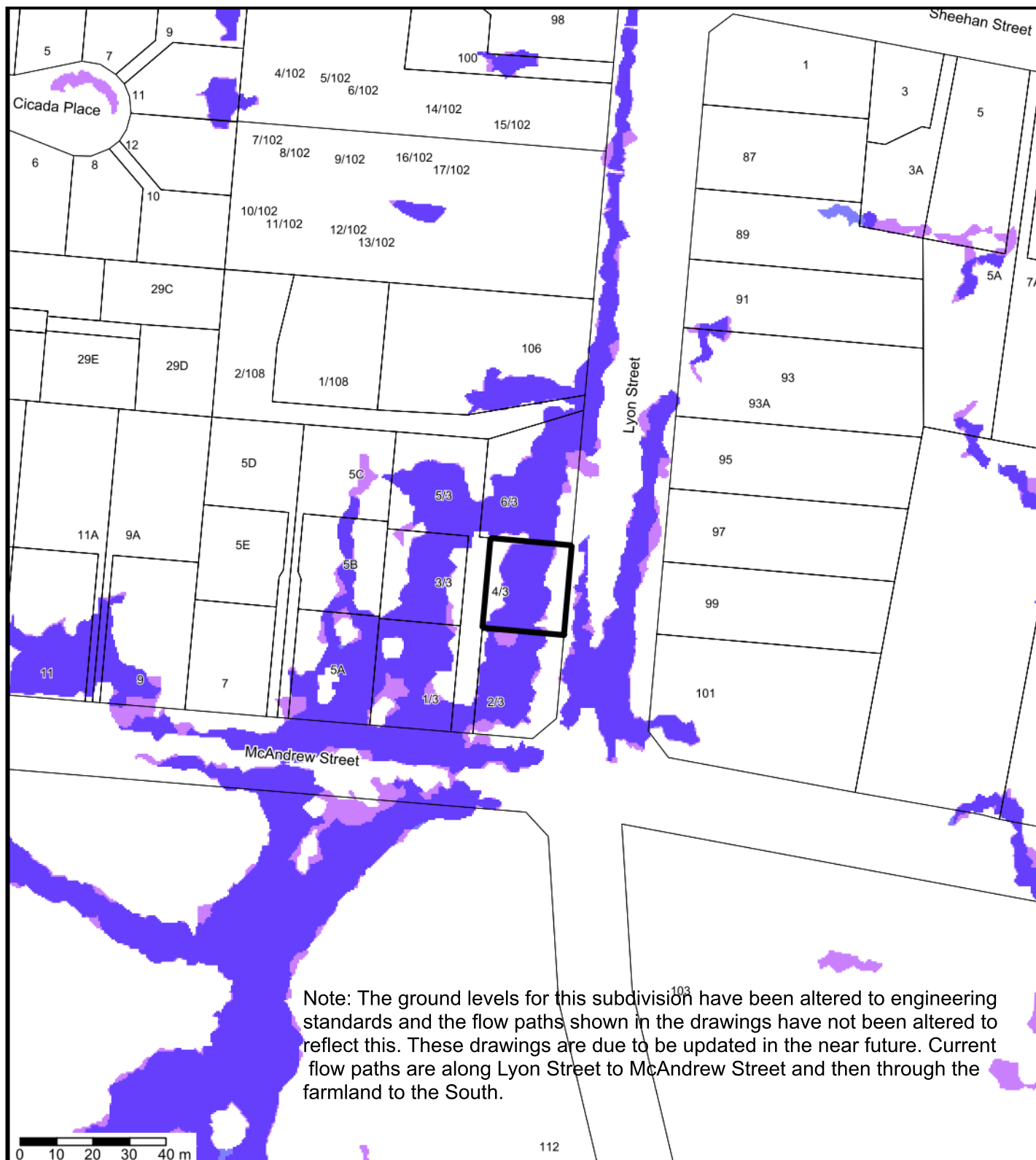
Waikato Regional Council technical reports related to natural hazards for the Waipa District area

Title	Year Published	WRC Natural Hazard Information Hierarchy	Scope/area relevant for the report	Related URL
Climate Change Adaptation Guideline for the Waikato Region	Report has not been published - Draft	General Information	Waikato region	Contact WRC to access the report
Catchment-scale LiDAR-based SedNetNZ modelling in Waikato CEM catchments	Report has not been published - Draft	Local to regional scale	Waikato region	Contact WRC to access the report
Waikato Regional Climate Change Hazards and Risks Report	2025	Local to regional scale	Waikato region	https://www.waikatoregion.govt.nz/services/publications/tr202428/
Application of SedNetNZ in the Waikato region to support NPS-FM 2020 implementation	2024	Regional scale	Waikato region	https://www.waikatoregion.govt.nz/services/publications/tr202405/
Adapting to drought in the Waikato	2021	Regional scale	Waikato region	https://www.waikatoregion.govt.nz/services/publications/tr202128/
Review of potential management interventions to reduce peat subsidence and CO2 emissions in the Waikato	2022	Local to regional scale	Lower Waikato, Hauraki Plains and Taupō, Reporoa	https://www.waikatoregion.govt.nz/services/publications/tr202110/
Peatland surface oscillation at two dairy farms on Moanatuatua drained peatland	2021	Property to local scale	Moanatuatua swamp	https://www.waikatoregion.govt.nz/services/publications/tr202109/
River styles assessment of the Waipā river catchment, Waikato, New Zealand	2021	Local to regional scale	Waipā River catchment	https://www.waikatoregion.govt.nz/services/publications/tr202001/
Waikato River suspended sediment : loads, sources and sinks : information to inform economic modelling for the Healthy Rivers Wai Ora Project	2018	Local to regional scale	Waikato River catchments below Taupō	https://www.waikatoregion.govt.nz/services/publications/tr201865/
Piako River scheme : service level review	2018	Local to regional scale	Piako River catchment	https://www.waikatoregion.govt.nz/services/publications/tr201806/
Regional flood summary : rainfall event 7 to 12 March 2017	2017	Local to regional scale	Lower Waikato, Waihou Piako and Coromandel catchments (WRC Integrated Catchment Management Zones)	https://www.waikatoregion.govt.nz/services/publications/tr201721/
Regional flood summary : ex-tropical Cyclone Debbie (4-6 April), Tasman Low (11-13 April), and ex tropical Cyclone Cook (13-14 April)	2017	Local to regional scale	Waikato region	https://www.waikatoregion.govt.nz/services/publications/tr201720/
Waikato regional prioritisation project : phase 2 overview	2016	Local to regional scale	Waikato region	Contact WRC to access the report

Title	Year Published	WRC Natural Hazard Information Hierarchy	Scope/area relevant for the report	Related URL
Waikato regional prioritisation project : preliminary results	2015	Local to regional scale	Waikato region	Contact WRC to access the report
Waipa morphological modelling study phase 3 : analysis and modelling	2015	Local to regional scale	Waipā River catchment	https://www.waikatoregion.govt.nz/services/publications/tr201537/
An assessment of the impacts of climate change in the Waikato region : applying CMIP5 data	2015	Regional scale	Waikato region	https://www.waikatoregion.govt.nz/services/publications/tr201526/
Upper Waipa River survey data report	2014	Local to regional scale	Waipā River catchment	Contact WRC to access the report
Waikato and Waipa River Iwi values document review : Waikato Economic Joint Venture study	2014	Regional scale	Waipā and Waikato River catchments	https://www.waikatoregion.govt.nz/services/publications/tr201460/
Waipa catchment plan	2014	Regional scale	Waipā River catchment	Contact WRC to access the report
Assessing erosion in the Waipa catchment using the New Zealand Empirical Erosion Model (NZeem (R)), Highly Erodible Land (HEL), and SedNetNZ models	2013	Local to regional scale	Waipā River catchment	https://www.waikatoregion.govt.nz/services/publications/tr201354/
2012 Waikato Regional Council : flood risk self assessment	2012	Local to regional scale	Waikato region	Contact WRC to access the report
Flood event review : September 2010 and January 2011	2011	Local to regional scale	Waikato region	Contact WRC to access the report
Strategic assessment of the impacts of climate change on the Waikato region	2011	Regional scale	Waikato region	https://www.waikatoregion.govt.nz/services/publications/tr201137/
Waikato regional landscape assessment	2010	Regional scale	Waikato region	https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/TR201012.PDF
River flood event review : July/August 2008 event	2009	Local to regional scale	Thames Coromandel, Hauraki, Matamata Piako, South Waikato, Hamilton City, Waikato, Ōtorohanga, Waipā, Waitomo, Taupō, Rotorua Lakes	Contact WRC to access the report
Peat subsidence near drains in the Waikato region	2005	Local to regional scale	Waikato region	https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/tr05-40.pdf
Mangatutu River and catchment management plan	2004	Local to regional scale	Mangatutu River Catchment	https://www.waikatoregion.govt.nz/services/publications/tr200423/
Subsidence rates of peat since 1924 in the Rukuhia Swamp	2004	Local to regional scale	Rukuhia swamp	https://www.waikatoregion.govt.nz/assets/WRC/

Title	Year Published	WRC Natural Hazard Information Hierarchy	Scope/area relevant for the report	Related URL
				C/WRC-2019/TR04-20.pdf
Subsidence rates of peat since 1925 in the Moanatuatua Swamp area	2002	Local to regional scale	Moanatuatua swamp	https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/TR04-17.pdf
Taupo, Waikato and Waipa management zones Leap Day flood event : February 29 to March 5, 2004 : final technical report	2004	Local to regional scale	Taupō, Waikato and Waipā catchments (WRC Integrated Catchment Management Zones)	https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/TR04-06.pdf
Waikato and Waipa Rivers flood event 6-16 July 2002 : final technical report	2002	Local to regional scale	Waikato, Waipā and Waihou Piako catchments (WRC Integrated Catchment Management Zones)	https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/tr02-12.pdf
Flood hazards identification report : Waipa, Otorohanga, Waitomo and Thames-Coromandel Districts 1:50 000	1999	Regional scale	Waipā, Ōtorohanga, Waitomo and Thames-Coromandel District	Contact WRC to access the report
Landslide susceptibility mapping and risk assessment for the Waikato Region, New Zealand	1999	Regional scale	Waikato region	Contact WRC to access the report
Drought hazard and risk within the Waikato Region : a thesis submitted in partial fulfilment of the requirements for the Degree of Master of Science and Technology in Earth Sciences at the University of Waikato	1999	Local to regional scale	Waikato region	Contact WRC to access the report
Waikato regional flood event of 9-20 July 1998	1998	Local to regional scale	Waikato region	Contact WRC to access the report
Waikato region volcanic hazard assessment	1997	Regional scale	Waikato region	Contact WRC to access the report
The potential impacts of earthquakes, floods and volcanoes in the Waikato Region	1998	Regional scale	Waikato region	Contact WRC to access the report
Earthquake hazard analysis Environment Waikato (Regional Council) area	1996	Regional scale	Waikato region	Contact WRC to access the report
Proposal for monitoring of sand extraction from the Lower Waikato River	1996	Local to regional scale	Lower Waikato River from Karapiro dam to Tuakau	Contact WRC to access the report
Eastern Pirongia catchment : water and soil management plan	1991	General Information	Eastern Pirongia catchment	Contact WRC to access the report

Title	Year Published	WRC Natural Hazard Information Hierarchy	Scope/area relevant for the report	Related URL
The water resources of the Mangapiko Catchment	1990	Local to regional scale	Mangapiko Stream catchment	Contact WRC to access the report



Natural Hazards

(Refer to LIM Legend for Symbolology)

Data has been drawn from various sources including:

- Landcare New Zealand's Land Resource Inventory Data (LRI)

Flood hazard maps in urban areas are based on 2019 LIDAR (ground contour) data (Moturiki 1953 datum) and therefore any development after that year may not be precisely mapped. Reference should be made to development plans in this instance if there are concerns. The modelling has a number of limitations. More details are available in Section 7b of the LIM and on Council's website <https://www.waipadcc.govt.nz/our-services/properties/flood-hazard-mapping>

Refer to the Waikato Regional Council Hazards Portal (link below) which contains further information about the natural hazards that may be relevant to the site. <https://www.waikatoregion.govt.nz/services/regional-hazards-and-emergency-management/regional-hazards-portal/>

Friday 31 July 2026

Disclaimer:

Because of the nature of the data, accuracy varies and the data should be regarded as indicative only in relation to the site subject to this LIM. Before relying on this information, further research and a site investigation should always be undertaken. The Council has provided the information in the LIM in good faith under s 44D of the Local Government Official Information and Meetings Act 1987.



7b Urban Stormwater Flood Modelling

The 'Urban Stormwater Flood Modelling 1% AEP' map shows the extent of flooding in an extreme 1-in-100-year rainfall event, which has a 1% probability of occurring in any given year. This is based on the report detailed below. This mean on average this event occurs once in one hundred years. The flood mapping extents include shallow flooding and low hazard water depths. The flooding extent shown uses the ground levels in 2019. Any changes to ground levels since this date (such as through development and earthworks) are not represented. If you would like further information related to your specific property, please contact info@waipadc.govt.nz.

The preparation and provision of this information has been made in good faith based on flood modelling data based on the report detailed below. While due care has been taken, Waipā District Council does not give any warranty, in relation to the accuracy, completeness or reliability of this information. Expert advice is recommended before seeking to rely on it.

Note: This is the latest flood hazard map. If there is any inconsistency with the Waipā District plan and/or Special Features information, then this map prevails.

Name of the entity that commissioned the report	Waipa District Council
Purpose of the report	The purpose of the report is to provide a comprehensive overview of the development of the Waipa District Council Stormwater models from 2018 to current (2021), which have been used to inform Council's Flood Hazard Mapping project. This report includes a summary of key assumptions made during previous modelling stages, any limitations of the models, and key decisions and recommendations for future development and/or maintenance of the models. The purpose of this report is to provide background into the work undertaken to date to help inform any future stormwater modelling work.
Scope of the report	The scope of the report is stormwater models for the five main urban areas in Waipa District: Cambridge, Te Awamutu, Pirongia, Ohaupo and Kihikihi.
Where or how to access the report	https://waipadc.t1cloud.com/T1Default/CiAnywhere/Web/WAIPADC/ECMCore/BulkAction/Get/3f5bec07-a0f5-41ad-80dd-5310fd1534a8
Title of the report	Stormwater Modelling & Flood Hazard Mapping - PART A.1 - WSP Modelling Report - December 2021
Report prepared by	30 November 2021 - prepared by WSP, Hamilton

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7c Building Act 2004 natural hazards information

This section includes details of:

- Natural hazards notices under section 73 of the Building Act 2004;
- Natural hazard notices under section 434 of the Building Act 2004, section 36(2) of the Building Act 1991, or section 641A of the Local Government Act 1974;
- Signs or notices under section 133BT of the Building Act 2004 on or near building on the land.

No information known to Council.

Note: Refer to further information if relevant.

7d Natural hazard information from the Waipa District Plan

This section includes details of any natural hazard information from the District Plan.

The Waipa District Plan does not identify any natural hazards in relation to this property.

Note: Refer to further information if relevant.

LIM/0796/26

8a Alcohol licence details

This section includes details of airspace encroachment licences, gambling licences, street encroachment licences and alcohol licences.

Is there a Alcohol Licence authorised for this site?

No

Note: All licence conditions must be complied with. For copies of any of the document's licences referred to in the table above (including applications, reports, decisions, and conditions), please contact info@waipadc.govt.nz.

8b Environmental health details

This section includes details of:

- Any Health Certificate authorised for the property pursuant to the health (Registration of Premises) Regulations 1966;
- Any Health Requisitions imposed on the property pursuant to the health (Registration of Premises) Regulations 1966.
- Any Food Control Plan or National Programme registered pursuant to the Food Act 2014.

Is there a Health or Food Registration authorised for the site?

No

Have any Health Requisitions been imposed on the site?

No

Note: Refer to a copy of the certificate issued for this property.

8c Environmental monitoring details

This section includes details of:

- Any Abatement Notice currently issued on the property; and
- Any Enforcement Order currently issued or applied for on the property.

Is there an Abatement Notice currently issued on this site?

No

Is there an Enforcement Order currently issued on this site?

No

Has an application been made to a Court for an Enforcement Order on this site?

No

Note: Refer to a copy of the Abatement Notice/Enforcement Order (if relevant).

8d Clanlabs

A Clandestine Laboratory (Clan Lab) is an area which has been set up illegally to manufacture illicit drugs (**i.e. methamphetamine**) or other prohibited substances, or other activities (such as chemical storage) supporting that purpose.

Has Council been notified by New Zealand Police of a Clanlab on this site?

No information known to Council

Note: Refer to further information if relevant.

LIM/0796/26



Discretionary Information

Disclaimer

Waipā District Council may also supply information that has been supplied by a third party pursuant to Parts 2,3 or 4 of the Local Government Official Information and Meetings Act 1987. Waipā District Council cannot verify if this information is reliable or accurate. Any such third party information should be subject to further checking by the applicant. Waipā District Council will not accept any liability whatsoever, or subsequent loss, attributed to the third party information, in accordance with section 41 of the Local Government Official Information and Meetings Act 1987.

PART 2

Significant Projects

This section includes details of significant proposed or existing designations in Waipā District. Details below include the name of the designation, the requiring authority and the designations' status.

Southern Links (D 156) – New Zealand Transport Agency

Location / description

To develop a network of integrated state highway and urban arterial routes linking SH1 from Kahikatea Drive in Hamilton City to Tamahere and the Waikato Expressway in the south, and SH3 from Hamilton International Airport to central and east Hamilton.

Status

Designation confirmed with 20 year lapse, construction not yet programmed.

Further information is available at: www.waipadc.govt.nz/HamiltonSouthernLinks, or the Council offices.

Te Awamutu Western Arterial (D 154) - Waipā District Council

Location / description

Located southwest of the Te Awamutu township, extending from the North Island Main Trunk Railway Line, across Pokuru Road, and extending to the intersection of St Leger Road, Golf Road and State Highway 3.

Status

Designation approved, construction not yet commenced, and not currently funded in Council's 10 Year Plan.

Notified resource consents within vicinity of property

Refer to attached map and schedule of notified consents where relevant.

Fire Control

Fire and Emergency New Zealand administer all properties in the district in regards to fire control, please contact them for more information. www.checkitsalright.nz.

Refuse, and recycling collection details

This section includes details of the availability of a refuse/recycling collection system.

Refuse collection	Waipā District Council does not provide a refuse collection service. There are a number of private companies that provide a service within our District. Please contact private companies directly for information on collection availability and costs.
Recycling	Waipā District Council provides a recycling service to all rural and residential properties, but does not provide this service to any commercial or industrial property. Please refer to Council's website for further information. www.waipadc.govt.nz/recycling

DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and includes all information required to be provided pursuant to Section 44A(2) that is known to the Waipā District Council relevant to the land described.

Signed for and on behalf of the WAIPĀ DISTRICT COUNCIL



Authorised Officer

31 July 2026

Date

The signing and dating of this LIM report is sufficient evidence of the correctness of the information provided, as at the date above.

Essential Services Map

 Sewer Connection	 Sewer Pipe	 Sewer Rising Main	 Abandoned Sewer Pipe	 Sewer Meter
 Sewer Node	 Sewer Valve	 Sewer Manhole	 Abandoned Sewer Manhole	 Septic Tank
 Sewer Pump Station	 Stormwater Connection	 Stormwater Pipe	 Abandoned Stormwater Pipe	 Stormwater Node
 Stormwater Manhole	 Abandoned Stormwater Manhole	 Stormwater Catchpit	 Stormwater Inlet/Outlet	 Water Connection
 Water Pipe	 Abandoned Water Pipe	 Water Meter	 Water Node	 Water Valve
 Fire Hydrant	 Backflow Preventor	 Public Drain	 Drainage District – Waikato RC	 Drainage District – Waipo DC
 Culvert	 Stormwater Structures	 Natural Watercourse		

Special Features Map

 Filled Ground	 Landfill	 Peat Area	 Poor Soakage	 Orchard	 HAIL Site (Source: Waikato Regional Council)
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(Note: Applying for all Features - Hatched fill when overlayed by other Special Feature(s))

Natural Hazards Map

 Erosion	 Flooding	 Peat Lake	 Subsidence	 Secondary Flow Flood Path
 Urban Flood Modelling Extent Existing	 Urban Flood Modelling Extent Climate Change			



Subject Property Identifier

Cadastral information derived from Land Information New Zealand. Crown Copyright reserved.

Disclaimer

Because of the nature of the data, accuracy varies and should be interpreted conservatively. If there is any doubt, then further research and a site investigation will always be warranted.

Map Legend

Updated: 10/11/2021



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